

VILLAGE OF WABAMUN MUNICIPAL DEVELOPMENT PLAN



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TABLE OF CONTENTS

	Page
1.0 Introduction	
1.1 Wabamun in Context	1
1.2 Legislative Requirements	3
1.3 The MDP Review Process	3
1.4 Guide to the Plan	4
2.0 Community Profile	
2.1 Settlement History	5
2.2 Regional Information	7
2.3 Existing Land Use	7
2.4 Development Constraints	7
2.5 Population Characteristics	8
2.6 Age	8
2.7 Education	9
2.8 Income	10
2.9 Housing	10
2.10 Economic Base	11
2.11 Strengths and Weaknesses	12
3.0 Physical Environment	
3.1 Geography and Topography	13
3.2 Existing Infrastructure	13
4.0 Community Vision	14
5.0 General	14
6.0 Economic Development	17
7.0 Residential Development	22
8.0 Pedestrian Oriented Commercial Development	26
9.0 Vehicle Oriented Commercial Development	29
10.0 Industrial Development	31
11.0 Community Lands	33
12.0 Infrastructure	36

13.0 Sour Gas Policy	41
14.0 Social Development	41
15.0 Environmental Management	41
16.0 Implementation and Review	43
MAPS	
Map 1 Regional Location	2
Map 2 Future Land Use Plan	44
Map 3 Transportation Plan	45

1.0 Introduction

1.1 Wabamun in Context

The Village of Wabamun is located on the northeast shore of Lake Wabamun, approximately 64 km west of the City of Edmonton, in Parkland County. The adjacent countryside is gently rolling, with an Aspen Parkland vegetative cover, and with agriculture, coal mining and country residential acreages being the primary nearby land uses. The Village's location is illustrated on **Map 1**.

The Village is entering a period of transition brought on by the closure of the local TransAlta Power Plant. As such, this Municipal Development Plan calls for sound planning and development initiatives which acknowledge that community development is multi-faceted, encompassing not just economic imperatives, but also environmental, social and cultural components. Each of these components is integral to the success of the others: just as environmental stewardship can lead to innovative economic opportunities, economic growth can lead to social and cultural development, thereby improving people's quality of life and the overall desirability of the community as a place to live and work.

The Municipal Development Plan espouses the principles of Smart Growth in order to emphasize and enhance quality of life for its residents. The Smart Growth themes that are evident in this Plan include:

- ❖ Mixing land uses to the greatest extent possible. The Village Centre will have a mixture of residential uses, retail, business, and recreational opportunities.
- ❖ Providing a variety of transportation choices. Neighbourhoods will be attractive and have safe infrastructure for walking and cycling, in addition to driving.
- ❖ Facilitating the provision of diverse housing opportunities. People in different family types, life stages and income levels will be able to afford a home in the Village.
- ❖ Encouraging growth in existing neighbourhoods, and using investments in infrastructure (such as roads and schools) efficiently.
- ❖ Preserving open spaces, natural beauty and environmentally sensitive areas. Development will respect natural landscape features and thus have higher aesthetic, environmental, and financial value.
- ❖ Encouraging the use of green buildings and other systems that can save both money and the environment in the long run.
- ❖ Fostering a Village identity which is unique, vibrant, diverse, and inclusive.

- ❖ Nurturing engaged citizens. Community members and volunteers will participate in community life and decision-making.

The Municipal Development Plan for the Village of Wabamun seeks to harness the ideas and creativity of the Village's Council and residents, and articulate these ideas as goals and objectives for future development. This Plan deals not just with street layouts, housing and infrastructure needs, but seeks to link physical and social development in a way that is easy to read and understand. It is anticipated that this document will serve as a road map, guiding the community to its future destination for many years to come.

1.2 Legislative Requirements

The Municipal Government Act, R.S.A. 2000 (MGA) is the provincial enabling legislation that gives extensive governing powers to municipalities.

A Municipal Development Plan (MDP) outlines a broad set of goal statements about the type of long-term development that is desired by the community. The main focus of the MDP is to provide a statutory plan to assist Village Council – and the Village's approving authorities – in achieving and maintaining orderly and efficient land use and development.

An MDP takes into account both the past and present human and physical environments. Considering where the community has been, where it is currently and where it wants to go enables the Village to set in place a “plan” for how to reach its desired destination. Baseline environmental data, stakeholder interests and the socio-perceptual concerns of the community are considered in order to ensure that the vision enshrined in the MDP addresses the needs and objectives of all affected parties.

The Council for the Village of Wabamun last adopted a Municipal Development Plan in 1998. Due to the changes in economic conditions that have occurred since that time, Village Council has decided to formally review its MDP.

The Village is aware that other provincial and federal legislation, as well as the Capital Region Board, will have a role to play in the future development of the Village of Wabamun. In a spirit of cooperation, consultation and communication, the Village looks forward to working with government agencies and community stakeholders in the implementation of this plan in order to achieve a pattern of land use and development that is attractive, efficient and beneficial to all residents of the municipality.

1.3 The MDP Review Process

Beginning in January 2009, Municipal Planning Services (Alberta) Ltd. worked in conjunction with the Village of Wabamun Council, staff and community members to complete the community profile and community input phases of the MDP. The Village actively solicited stakeholder comments and provided opportunities for meaningful public input in the form of public meetings. As such, the MDP conforms as much as possible to the

vision of the Village of Wabamun as set forth by the Village's residents.

The Village of Wabamun's MDP aims to accomplish the following:

- ❖ Facilitate multi-faceted growth and development in the Village of Wabamun
- ❖ Encourage diversification of the local economy
- ❖ Encourage the development of land in an orderly and effective manner
- ❖ Encourage the preservation and maintenance of the quality of life and enhance the attractiveness of the Village as a place to live and work
- ❖ Encourage the maintenance of a physical separation between incompatible land uses
- ❖ Encourage the creation and maintenance of pedestrian links within the Village
- ❖ Encourage the creation and usage of green space and enhance lakefront appeal

1.4 Guide to the Plan

This Municipal Development Plan is intended to be used as a land use planning framework for all lands within the corporate boundaries of the Village of Wabamun. Development that does not conform to the MDP will not be approved. However, this Municipal Development Plan is not intended to be fixed or inflexible. As changing conditions dictate, this document will be revised and amended by the Village when deemed necessary. Any amendment will be enacted in accordance with the Municipal Government Act.

For the purposes of land use planning and development, this Plan will serve as the senior municipal land use planning document and will be implemented, among other means, through the Village of Wabamun Land Use Bylaw.

Decision making on all subdivision and development permit applications will conform to the spirit and intent of the goals, objectives, and policies of this Plan. Where a conflict exists between this Plan and an Intermunicipal Development Plan or an Area Structure Plan, the goals, objectives, and policies of the Intermunicipal Development Plan or Area Structure Plan shall prevail.

Regarding the definition of terms used in this document, the definitions contained in the Village of Wabamun Land Use Bylaw shall be used whenever clarification is necessary. Where a question arises about the precise definition of a term used in this Municipal Development Plan and that term is not defined in the Land Use Bylaw, the meaning of the term shall be as defined in a dictionary and commonly understood.

Throughout this Municipal Development Plan, several policies require that action be taken by various organizations, including Village Council. Where appropriate, the particular body to undertake such action has been identified. However, in most cases the Village in general is specified, as in "The Village shall endeavour to...." In such cases the use of the term "Village" shall be taken to mean the Village of Wabamun Council or any board, committee, employee or other municipal body to which Council normally delegates its authority.

The word “should”, which precedes the policies contained in this Plan means that the statement is an expression of desire by Council. It refers to what they would like to achieve but does not necessarily mean that the Village will be responsible for that action. The word “shall” means that the action is mandatory. The word “may” means that the action is discretionary. These actions will be based upon sound planning goals and principles. The boundaries of the land use classes described in this Plan’s Future Land Use Map are approximate only and may not follow legal surveyed boundaries. Minor adjustments or

variances that may be required to land use classes, the location of future roads, quantities or figures shall not require an amendment to this Plan.

2.0 Community Profile

This section provides information related to the historic background as well as the population, economic trends and land features in Wabamun and the surrounding region. It also analyzes the topographical features of land adjacent to Wabamun. Taken together, this information helps the Village of Wabamun better plan for its future.

2.1 Settlement History

Settlement in Western Canada occurred through a number of related processes. To begin, between 1871 and 1921 the Canadian government signed a series of treaty agreements with First Nations that gave the government rights to the land and opened up the West to agricultural settlement.¹ The second important factor was the completion of the Canadian Pacific Railway in 1885, which eased the Western passage for newcomers as well as facilitated grain exports. Further, technical innovations in dry land farming and agricultural machinery – in conjunction with a rise in wheat prices in the late 1890s –greatly increased the profitability of farming as a livelihood. Finally, the closing of the American frontier allowed Canada to attract thousands of new immigrants from the United States and abroad with greater ease.²

Between 1896 and 1905 the government of Canada launched a campaign aimed at farmers from the United States, Britain and Central and Eastern Europe that advertised free or cheap land in the Canadian West. It did not take long for the government to reap the fruits of its labour, as immigrants began settling in the Wabamun area in the mid-1910s.

¹ The major treaties affecting Alberta are Treaties 6, 7 and 8 – signed in 1876, 1877 and 1899 respectively. Alberta: How the West was Young. (2008). *Treaties – Overview*. Retrieved January 23, 2008, from http://www.abheritage.ca/alberta/fn_metis/treaties.html

²The Applied History Research Group. (1997). *The Peopling of Canada: 1891- 1921*. Retrieved January 23, 2008, from http://www.ucalgary.ca/applied_history/tutor/canada1891/ch4.html

The community that was to become Wabamun was not originally located on its present site. Rather, it was located on the northwest corner of Moonlight Bay. With the arrival of the Grand Trunk Pacific Railway the community was moved to its present location. This occurred in the winter of 1911 to 1912 as the cold weather allowed the buildings to be moved on the frozen lake. The community of Wabamun, named after the native word for "looking glass," was officially incorporated as a Village in 1912.

In these early years the Village's economy relied on the proximity of the lake and the presence of the rail line. The railway company promoted Wabamun as a summer resort to accommodate tourists from Edmonton. The combination of the rail line and the lake also allowed the development of a commercial fishing industry. Fish were shipped by box car as far away as New York. An associated winter employment opportunity was the cutting of ice to supply the railway refrigeration cars. Additionally, the rail line allowed development of the nearby coal resources. Initially, coal was used locally for domestic heating purposes. Later it was also shipped by rail to a power generating station in Edmonton.

Eventually, the tourism industry changed its focus away from the Village of Wabamun, the commercial fishing industry has declined in importance, and ice cutting became obsolete. Although the mining of coal did continue, on its own it could not support the Village's economy at the level that had been previously experienced. Wabamun's population therefore declined, and on December 31, 1945, the community reverted back to hamlet status through the process of disincorporation.

Between 1954 and 1956, the first unit of the electrical power generating plant was built. Initial start-up was in 1956, with additional units being added and beginning operation in 1958, 1962 and 1968. The original plant was fuelled by natural gas because it was too small to justify development of a coal mine. The Whitewood Coal Mine, located northwest of Wabamun, did not become operational until 1962 when the third unit was added to the generating plant. Operation of the plant and then the coal mine, coupled with the later plant expansions, lead to an increase in Wabamun's population and economic viability. As a consequence, on January 1, 1980, the community was again incorporated as a Village.³

Until recently the TransAlta Utilities Corporation Wabamun Generating Plant and Whitewood Coal Mine have formed the primary components of the Village's economic base. However, TransAlta plans to cease operations of the Wabamun power plant in two phases, with the final shut-down of Unit 4 slated for March 2010. The closure of the TransAlta Plant will signal a new phase for the Village, which has heretofore relied on the Plant as a prominent local employer and major contributor to the municipal tax base.

The Village functions as a local service centre for area residents, and is a destination for some Edmonton area tourists. The development of the Wabamun Provincial Park, the

³ Florkewich, Violet, John Hrasko and Allan Olson, eds. (1976). *Hills of Hope*. Spruce Grove: Carvel Unifarm.

Village of Wabamun Lakefront Park, boat launch and federal pier have enhanced the recreational and tourism attractions. The development of a private marina and boat launch in 1996 that is capable of launching and mooring large sailboats has also attracted Edmonton boating enthusiasts. Continuing to develop the recreational amenities of the Village of Wabamun is a priority for Village Council.

2.2 Regional Information

The Village of Wabamun is located in the Edmonton Regional Marketplace. Bitumen upgraders make up the vast majority of upcoming projects in this Marketplace, with most projects located in Strathcona and Sturgeon County. However, TransAlta Corporation and EPCOR Utilities' Keephills 3 Power Project is currently under construction in Parkland County.⁴ There is currently one additional power plant on the Lake, located at Sundance.

2.3 Existing Land Uses

Existing land uses both constrain and influence future development. At present, commercial land uses are concentrated in the south-central part of the Village, along 51st Avenue and 52nd Street. Residential land uses are located mainly in a semi-circle around the commercial area. There was formerly an isolated group of dwellings belonging to TransAlta Utilities Corporation located next to the generating plant, but these dwellings have been relocated into the interior of the Village. The newest residential subdivisions are located to the north, away from the lake. The arena and school are located towards the eastern side of the Village, with other smaller park areas situated around the community. The industrial area has historically been located in the western part of Wabamun, with the TransAlta plant being the primary component.

2.4 Development Constraints

The Village's major developmental constraint has traditionally been that it cannot easily expand beyond its current boundaries. Highway No. 16 abuts the Village's northern boundary, limiting contiguous growth in that direction. The Summer Village of Lakeview and Wabamun Lake Provincial Park restrict growth to the east. Lake Wabamun and the Summer Village of Point Alison prohibit growth to the south. The TransAlta Utilities Corporation's power generating facility has historically acted as a barrier to expansion to the west. However, the Village plans to acquire the TransAlta land subsequent to the closure of the Power Plant, which will provide significant growth and development potential for the Village.

There are three physical constraints to development within the municipality. First, a considerable amount of the southern part of the Village along Lake Wabamun is low lying or wetland. Although the lake level is fairly constant, these lands are unsuitable for

⁴ Edmonton Regional Marketplace Statistical Profile. www.albertafirst.com. Retrieved 16 January 2009.

development. Second, the CN Rail line passing through the southern portion of the Village is a main line, carrying about 200 trains per week. The rail line acts as a barrier, impeding vehicular and pedestrian movement, and its presence is reinforced through most of the Village by the power line that parallels the track. Third, in the north central part of the municipality the land is low lying and has a natural spring which poses a constraint to development. As a result, any buildings erected in this area should not have basements.

2.5 Population Characteristics

Through the Village of Wabamun’s history, the community has experienced a number of changes in the composition of its population. During the last twenty years, many of these changes have been positive for the community and others have created a number of land use planning challenges.

Although the population of Wabamun has fluctuated somewhat over the past two decades, overall it has increased by approximately 10.3% over the period 1991-2009.

Total Population

Year	Population
2009*	662
2006**	601
2001**	601
1996**	645
1991**	600

*Source: Wabamun Municipal Census

**Source: Statistics Canada

According to the Capital Region Growth Plan, based on current trends Wabamun is expected to grow to approximately 999 people by the year 2044.

2.6 Age

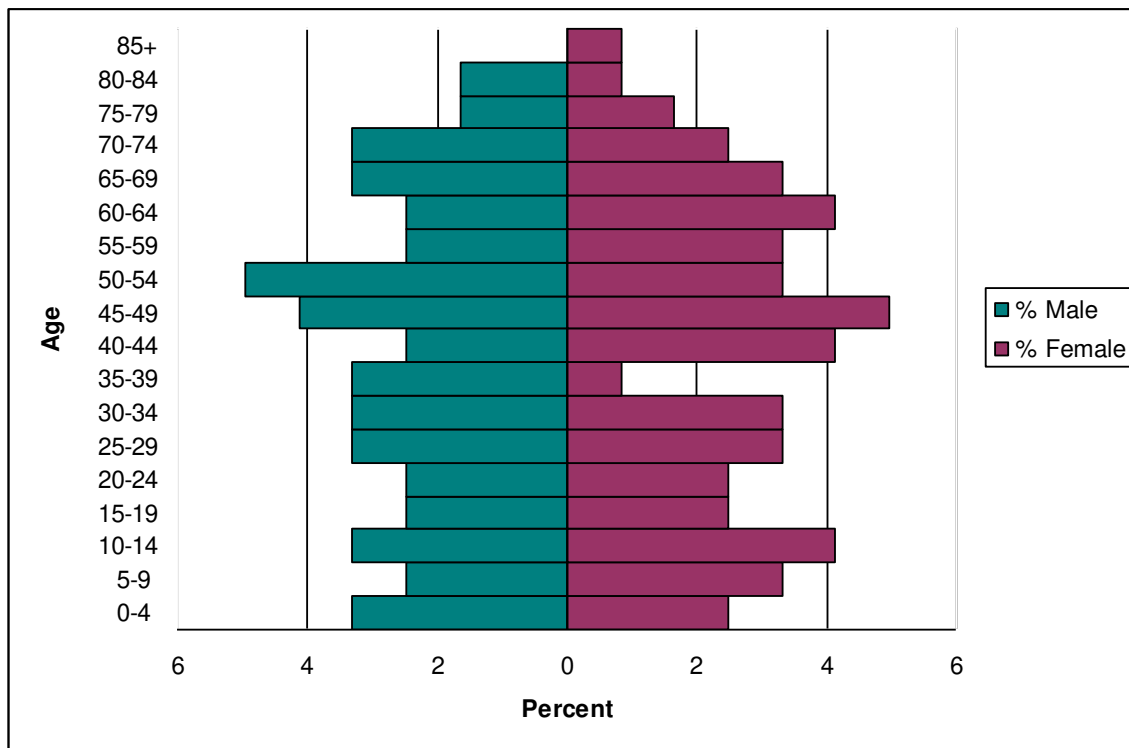
The median age of Village residents is 42.7, which is slightly older than the median age of the population for Alberta as a whole, at 36.0. However, the Village contains a similar proportion of young people when compared to the province as a whole, as 18.3% of the population is under the age of 15, as opposed to 19.2% for all of Alberta.

The population pyramid of the community indicates a fairly typical age-sex distribution, with the exception of a reduced number of females in the 35-39 age cohort.

Many population pyramids from small towns and villages exhibit a smaller percentage of residents between the ages of 20 and 39, because individuals in this demographic often relocate to larger urban areas for education and employment opportunities. Wabamun’s

population pyramid displays this trend for both males and females in the 15-24 year age cohorts.

Graph 1: Population Pyramid for the Village of Wabamun



Source: Statistics Canada 2006 Census

2.7 Education

Parkland School Division #70 serves the Village of Wabamun, with the Wabamun Public School offering education for kindergarten through to grade 9. Senior high school students are bused to the Town of Stony Plain. In addition, Wabamun residents have access to Edmonton-based post-secondary institutions such as the University of Alberta, Grant

Highest Level of Education for Population Aged 15+

	N	%
No certificate; diploma or degree	145	32%
High school certificate or equivalent	105	23%
Apprenticeship or trades certificate or diploma	95	21%
College; CEGEP or other non-university certificate or diploma	100	22%
University certificate or diploma below the bachelor level	0	0%
University certificate; diploma or degree	10	2%

Total number of residents aged 15+

455*

-

Source: Statistics Canada 2006 Census

*Numbers may not add up due to rounding by Statistics Canada

MacEwan University (formerly College) and the Northern Alberta Institute of Technology (NAIT). The Westerra Institute of Technology campus of NAIT is located in Stony Plain, approximately 32 km to the east of the Village.

The chart above details the level of educational attainment in the Village, which provides insight into the type of workforce present in the region.

Many residents of Wabamun (45%) have post-secondary education. The majority of this group supplemented their education with college or trade school training.

2.8 Income

The average household income for residents of the Village of Wabamun is \$55 572 [javascript:openWindow\('../Help/Metadata/Flags.cfm?Lang=E&Flag='\)](#), which is below the Alberta average of \$84 368. The majority of residents in the Village of Wabamun (68.4%) derive their income from employment, as opposed to government transfers such as pension plans, employment insurance, social assistance and worker's compensation. Statistics Canada classifies 6.7% of all private households in the Village as low income.

Income for All Private Households (Total = 245)

< \$19 999	12%
\$20 000 – \$39 999	37%
\$40 000 – \$59 999	16%
\$60 000 – \$79 999	14%
\$80 000 – \$99 999	12%
> \$100 000	8%

Source: Statistics Canada 2006 Census

2.9 Housing

The Village of Wabamun contains a total of 245 [javascript:openWindow\('Flags.cfm?Lang=E&Geo1=CSD&Code1=4810044&Flag='\)](#) dwellings, 69.4% of which are owner occupied. The majority of the housing inventory is made up of low density single detached houses. To put the amount of housing stock into perspective, in 1989 there were 207 housing units in the Village, 214 units in 1991 and 240 units in 1996. There has been an increase in home ownership in the past decade, as during the period 1989-1996 the home ownership rate was approximately 62.3%.

Housing Inventory

Single-detached houses	87.8% javascript:openWindow('Flags.cfm?Lang=E&Geo1=CSD&Code1=4810044&Flag=')
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Semi-detached houses	0%	javascript:openWindow('Flags.cfm?Lang=E&Geo1=CSD&Code1=4810044&Flag=')
Apartments	8.2%	
Row Houses	4.1%	
Other*	0%	javascript:openWindow('Flags.cfm?Lang=E&Geo1=CSD&Code1=4810044&Flag=')

Source: Statistics Canada 2006 Census

* According to Statistics Canada "Other" includes other single attached houses and movable dwellings such as mobile homes and other movable dwellings such as houseboats and railroad cars.

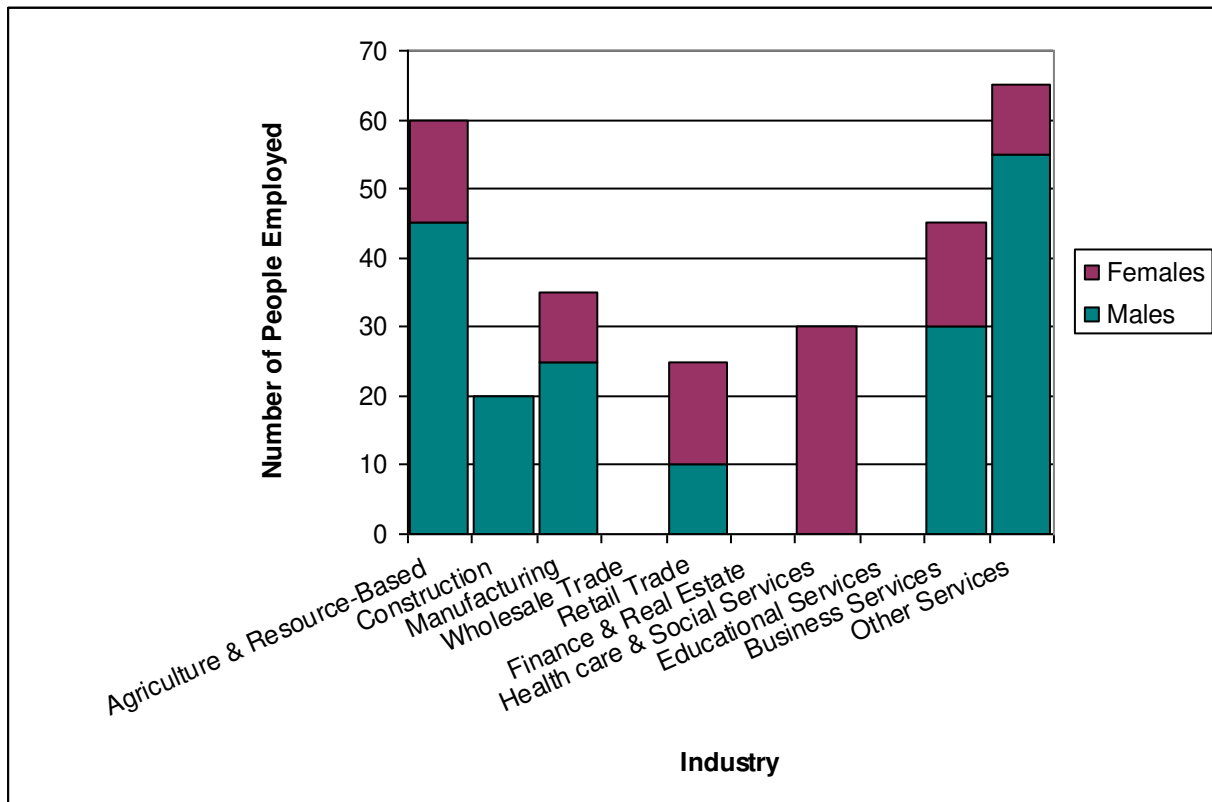
The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Statistics Canada estimates that 10% of renters in the Village of Wabamun spend over 30% of their household income on gross rent, and that 35% of home owners spend over 30% of their household income on gross rent. Statistics Canada also estimates that 20.4% of the total occupied housing stock requires repair.

2.10 Economic Base

As discussed in Section 2.1, Wabamun's economic base was traditionally comprised of coal, electric power generation, gravel, strip mining and water. The economic base of the Village is undergoing a period of transition. The Village is moving towards an economy focusing on commercial and residential growth and tourism.

As with other communities of its size, a number of residents of the community work outside of the Village of Wabamun. Similarly, some employment within the Village is likely supported with workers from the surrounding area. Statistics Canada estimates that 20% of the working population that lives in the Village also works in the Village, 50% of work outside the Village, and 30% have no fixed place of work. According to Statistics Canada there are no home-based businesses in the Village.

Graph 2: Number of Individuals Employed per Industry, Age 15+



Source: Statistics Canada 2006 Census

2.11 Strengths and Weaknesses

In terms of plotting a course for its future development, the Village recognizes that it has to consider both its assets and its liabilities. The following are believed to be the most important of these characteristics. They are not listed in any particular order.

Strengths

- **Lake Wabamun:** The Village's location on the northeastern shore of this large lake provides the community with recreational, tourism and aesthetic benefits.
- **Transportation:** Wabamun has good transportation linkages due to its position next to Highway #16 and the presence of a CN Rail main line.
- **Serviced Land:** A ready supply of serviced commercial and residential land makes it easy for new businesses or residents to move into the Village.
- **Employment Base:** The presence of two coal mines and several power generating facilities near Lake Wabamun provide Village residents with employment opportunities that are unavailable in most similarly sized communities.

- **Lifestyle:** Quiet and friendly, the Village of Wabamun offers a type of lifestyle that is attractive to many people and that is only available in smaller communities, yet the Village also offers a relatively high level of municipal services. The cohesiveness of Wabamun's senior citizens and the presence of the Seniors' Centre are especially notable in this regard.
- **Proximity to Edmonton Metropolitan Area:** Wabamun's proximity to the Edmonton Metropolitan Area allows residents to enjoy the benefits of living in a smaller community while taking advantage of the opportunities offered by larger cities and towns. This proximity also increases the Village's potential to attract tourists.
- **Utility Infrastructure:** The recent upgrades to the utility system such as the new water treatment plant, sewage lift station and the impending sewage lagoon expansion have increased the ability to supply servicing for future commercial, industrial and residential developments.

Weaknesses

- **Population Size:** The Village's relatively small population means that it is economically difficult for the municipal government or the private sector to offer the types of goods and services that are available in larger, nearby, urban centres. As a consequence, Wabamun has a relatively small commercial component.
- **Village-lake Barrier:** CN Rail's main line and an associated maintenance yard create a barrier that prevents the Village from taking full advantage of its site on Lake Wabamun. The barrier is visually reinforced by the presence of a major TransAlta power line.
- **Village Site:** Wabamun is situated largely out-of-sight of Highway #16 traffic, which makes it difficult to attract traffic (of either a tourism or regional nature) from the highway into the Village.
- **Expansion Capability:** While the Village has sufficient room for a moderate degree of expansion, there are major barriers to large-scale municipal growth.
- **Proximity to Edmonton Metropolitan Area:** Wabamun is at the outer edge of the Edmonton commuter-shed. However, it is close enough that Wabamun and area residents can easily drive into Edmonton or other metropolitan area communities to purchase goods and services. This disadvantage likely has its greatest effect on the Village's commercial sector.

3.0 Physical Environment

3.1 Geography and Topography

The Village of Wabamun is located on relatively flat land. Because water, sanitary sewer and storm sewer systems are dependent on geographical and topographical features, it is important to analyze the surrounding topography in order for drainage patterns to be identified. The topography in and around Wabamun causes water to flow towards the Village from the northeast and away from the village in the northwest, west, and south. The storm water flows from the north and the east flow through a culvert perpendicular to the Canadian Pacific Railway.

3.2 Existing Infrastructure

In order to remain a viable community Wabamun seeks to maximize its existing infrastructure and encourage growth of commercial, industrial and residential infill.

Prior to the Canadian National (CN) train derailment in 2005 that caused 1.3 million litres of oil to spill into Lake Wabamun, water for the Village was taken from Lake Wabamun via the TransAlta cooling channel. However, since the oil spill occurred the Village has been relying upon groundwater as its water source, and currently has a capacity of serving approximately 1000 residents. One of the goals of Water For Life: Alberta's Strategy for Sustainability is for Albertans to be assured that their drinking water is safe. According to Water For Life, this goal can be partially achieved through designing and implementing regional drinking water solutions, which is also a goal of the Capital Region Plan. In 2008 the Village joined to together with fifteen other municipalities to form the West Inter Lake District Regional Service Commission, the goal of which is to provide and operate a regional water supply system.

The Village's sanitary sewer system flows into a lagoon located about 3.2 kilometers (2 miles) north of Highway #16. The current lagoon has excess capacity and can serve approximately 1300 residents.

Storm water flows through overland ditches, culverts and underground pipes, into Lake Wabamun. A study conducted in 1986 assessed the entire drainage system and recommended future required improvements although the study was never formally adopted by Council. Most of the recommendations have been initiated and are included in the long term capital plans. In accordance with the direction set by the Capital Region Plan, it is the Village's intention to maximize the utilization of existing infrastructure.

4.0 Community Vision

It is the Village's intention that the vision articulated in Wabamun's Sustainability Plan be integrated with its statutory planning documents. As such, the vision that this MDP strives to attain is the following:

“The Village of Wabamun is a sustainable community with a strong economy, progressive governance, healthy natural and man-made environment, and strong social and cultural support.”

5.0 General

Policies

1. Council has determined that the future development of land shall be provided in a manner that complements the aesthetic qualities of the Village of Wabamun and shall be provided in a manner that maximizes the potential for the land.
2. As a facilitator to development, the Village of Wabamun shall work cooperatively with developers and landowners to encourage responsible development and to strive to minimize conflicts between adjacent land uses.
3. To ensure that future development takes place in a responsible manner, the Village will not allow any development which cannot be effectively provided with municipal services.
4. All development will conform to the Future Land Use Plan (**Map 2**) in this Plan and to the Land Use Bylaw.
5. Council will attempt to ensure that there will be adequate reserves of land for residential, commercial, industrial, and other land uses as indicated in this Plan and the Future Land Use Plan (**Map 2**).
6. The Municipal Development Plan will be implemented, among other means, through the Land Use Bylaw, subdivision process, and development agreements. The Village may also consider revising its servicing standards to reflect Municipal Development Plan policies.
7. The Village will endeavour to maximize the benefits that can be derived from existing infrastructure.
8. In order to attract new business, the Village will consider creating a development package to explain the Village's development requirements in everyday language.
9. The Village shall develop a tourism plan and/or community marketing strategy in order to help augment the local economy.
10. Development of environmentally sensitive lands shall not be permitted unless supported by geotechnical evidence showing that the land is suitable for the proposed development, or that the development is designed to overcome the constraints of the site.

Background: Areas having constraints which could prove hazardous to persons occupying or using them should be regulated to ensure public safety. Failure to

regulate development in such instances could result in legal actions against the Village in cases of property damage or personal injury.

11. The Village may require that an Area Structure Plan, Outline Plan or Development Concept be prepared where it is felt that a proposed development or subdivision may have a major impact on the Village.

Background: Since the magnitude of future development in Wabamun is fairly uncertain, it is quite difficult for a plan of this nature to identify and satisfy all future land requirements. In the event of a large manufacturing plant locating in or near the Village for instance, there may be a need for more residential lots which can only be satisfied by expanding into areas not yet planned for development. Such expansion should only be considered in accordance with an approved plan taking into account all of the issues relevant to the development and its impact on the rest of the community.

12. In all expansion areas, any proposed subdivision may require an Area Structure Plan for the entire area.

The Area Structure Plan shall show:

- (a) the general pattern of subdivision for the area to be developed. Where the area to be developed is part of a larger area, the whole of which may eventually be subdivided, an Area Structure Plan for the whole area may be required;
- (b) designation of specific land uses for the area included in the Area Structure Plan and the existing uses of land in the general vicinity of the area, the impact on adjacent land uses and how these impacts will be mitigated and how adjacent development is to be integrated with the new development;
- (c) the provisions to be made for service, utilities, and its relation to the overall road pattern;
- (d) provisions for multi-modal transportation and access;
- (e) on-site storm water management;
- (f) the provision of municipal and environmental reserves;
- (g) the impact on community services, such as policing and fire protection;
- (i) the municipal servicing costs associated with the development;
- (j) landscaping;
- (k) provisions for solid waste disposal;

- (l) measures for preservation of the natural environment;
- (m) risk assessment and site suitability; and
- (n) contain other matters as the Village Council may consider necessary.

The landowner/developer may be required to incorporate supporting technical assessments and/or reports into the Area Structure Plan in order to address the above-mentioned issues.

Where a possible multi-lot subdivision is to be developed in one phase and matters such as the provision of services have already been addressed by Council, an outline plan may be accepted in place of an area structure plan.

- 13. The Village of Wabamun will strive to work cooperatively with adjacent municipalities on matters of mutual interest. Development permit applications, subdivision applications, and applications for redistricting on urban reserve lands which are adjacent to or that may have an impact on Parkland County, the Summer Village of Lakeview or the Summer Village of Point Alison shall be submitted to the municipality for their review and comment.
- 14. In all private development areas, the developer shall be responsible for providing the required public roadways, sidewalks, curbs, drainage ditches, storm sewers, culverts, water supply system, sewage disposal system and public utilities.

In all private development areas beyond currently approved plans, the developer shall be responsible for providing the Village with an environmental assessment (audit), when required, prepared with professional assistance, of the proposed development area which shall accompany the proposal. No proposed development shall be approved by the Village where it is shown that the proposal shall cause or result in unnecessary financial burdens to the Village or future residents because of flooding, water damage, or soil contamination.

The environmental assessment (audit) shall consist of:

- (a) A description of the soil conditions and ground water table levels in the proposed development area; and
- (b) The methods by which the developer proposes to deal with any soil or water problems.

Based upon the evaluation of the assessment (audit), the Village may prohibit developments which may result in contamination of local groundwater supplies, watercourses, adjacent lands, or any other feature which is determined to be environmentally significant by the Village of Wabamun.

15. The Village shall be designed in a pattern of interconnecting streets, defined by buildings, street furniture, landscaping, pedestrian ways and sidewalks. The layout should be suited to existing topography and other natural features of the area to minimize cut-and-fill and grading throughout the site.
16. The Village shall require sidewalks to be built on both sides of the street in all new subdivisions, in order to encourage safety, walkability, and promote multi-modal transportation.

6.0 Economic Development

The Village of Wabamun has a relatively long history, dating back to the early 1900s. Over the years its economy has adapted to changing times and conditions. Fishing, tourism, the supply of lake ice, coal mining, fur farming, manufacturing and electrical power generation have all played prominent roles at some time. The community's function as a local and regional service centre has been ongoing.

Wabamun's population has fluctuated with its changing economic circumstances. Following the construction of the TransAlta power generating plant and subsequent operation of the coal mine, the community experienced moderate and fairly steady growth. However, in the last few years Wabamun's population growth has leveled off to a more gradual pace. The economy has also stabilized, and is currently based on coal mining and power generation, the Village's service centre function, and an expanding tourism element.

Wabamun intends to emphasize its tourism role and expand its service centre function while maintaining its attractiveness to seniors and young families. There may also be some opportunities for economic diversification along industrial lines. The Village does have a slight competitive advantage in this regard over some other communities in the Edmonton area in that there is the CN Rail main line and the possibility of spin-offs from the coal mine or power plant. In any case, the community sees the need to expand its economy, especially in light of the TransAlta power plant closure. Consequently the Village remains willing, as it has in the past, to adapt to changing circumstances.

In its economic development efforts the Village will pursue the objectives and adopt the policies noted below. Additionally, though, attention will be paid to objectives and policies contained elsewhere in this Plan. While those other objectives and policies address different subject areas, some of them also have an effect on economic development activity.

Objectives

- To promote Wabamun's attributes and thereby attract new businesses, more tourists and additional residents.
- To continue to develop the waterfront area, and in particular to utilize this area for development that would increase its attractiveness to tourists.

- To create conditions that are conducive to development of new businesses by Wabamun residents, and that are good for business in general.
- To continue to develop and enhance the major recreation facilities such as the arena, community hall and the ballpark.
- To increase the opportunities to attract tourists and provide major recreational opportunities within the Village.
- To undertake measures to maintain and improve the Village's aesthetic qualities.

Policies

1. Tourism development will be encouraged both within the Village of Wabamun and in cooperation with other communities along the shores of Lake Wabamun. The primary goals of tourism development include:
 - (i) The development of attractions which will increase the number of tourists and their length of stay in the Village of Wabamun,
 - (ii) To increase opportunities for tourism related retail trade, and
 - (iii) To provide visitors to the Village with a positive outlook on the people and opportunities of the community.
 - (iv) To enhance the future development of entrances to the Village of Wabamun to encourage more visitors from Highway No. 16 to visit the community.
2. In as far as possible, Council shall endeavour to focus the Village's economic development effort through the Village's economic development officer/marketing coordinator.
 - (a) Village Council shall retain the power of approval of the economic development officer/marketing coordinator's annual budget and major policy direction.
 - (b) In establishing its objectives and carrying out its mandated activities, the economic development officer/marketing coordinator shall be guided by the goals, objectives and policies contained in this Municipal Development Plan.

Background: Historically the Village has not pursued economic development in a substantive fashion. However, in today's more competitive environment the belief is that this is no longer prudent. Municipalities have to be more proactive if they wish to enlarge their economic bases.

3. Village Council should endeavour to arrange a joint meeting of Council, the economic development officer/marketing coordinator and local business owners at least once per year to informally discuss and compare each group's economic development objectives and activities.

Background: One goal of the Village is to expand Wabamun's service centre function. Council believes that given the amount of business competition from other communities, a coordinated approach needs to be taken if this goal is to be achieved.

4. The Village shall actively promote Wabamun's attractiveness to persons who may be interested in starting a business, visiting or residing in Wabamun.

Background: Wabamun has several attributes that may make it attractive to entrepreneurs, tourists or potential residents. Several of these attributes are listed in subsection 2.11. The Village intends to actively promote its advantages whenever possible provided that likely benefits will outweigh actual costs.

5. In an effort to increase Wabamun's role as a local service centre, the Village will place an emphasis on promoting Wabamun to residents of the surrounding area who may not be familiar with what the community has to offer.

Background: People living in the surrounding area close to Wabamun may be unfamiliar with the Village's amenities. This is especially likely if these people work in locations that are distant from Wabamun and which pull people away from the Village, or if they are only temporary (e.g., summer) residents in the area.

6. In order to draw more tourists to Wabamun while also making the community more attractive to residents, the Village shall make a special effort to continue to develop the waterfront area in a fashion consistent with the Area Structure Plan developed for the Waterfront Park. Elements of this development may include:

- as demand and usage warrant, the continued expansion of an active recreation area near the existing pier and along the shoreline to the east;
- the construction of paths, raised boardwalks and observation platforms in the area west of the pier and near the mouth of TransAlta water outflow canal in order to take advantage of bird-watching opportunities;
- encourage the expansion of the privately owned marina and boat launch.
- cooperatively coordinate development of public facilities along the shoreline with both the Summer Village of Point Alison and Lakeview.

Background: This policy is consistent with the Village's second economic development objective which emphasizes development of the waterfront to attract tourists.

7. The Village shall endeavour to work with the Government of Alberta in developing a formal, high quality, pedestrian and bicycle path link between Wabamun Lake Provincial Park and the Village.

Background: Wabamun Lake Provincial Park has one of the highest user rates of any Alberta Provincial Park and abuts the Village's northeastern boundary. Development of a well designed pathway between the Park and the Village would likely increase the number of tourists visiting Wabamun. This link would also benefit the Park in that its users would gain easier access to the Village's amenities, thus increasing the attractiveness of the Park. Currently the Provincial Government is attempting to privatize the operations of the Provincial Park. The Village should remain flexible in terms of cooperative ventures with the private contractor of the Park. As well, there is a possibility that a new entrance to Wabamun Provincial Park will be constructed through the Village.

8.
 - (a) The Village shall look favourably upon bed and breakfast operations run out of owner-occupied dwelling units provided that they do not unduly interfere with the amenities of the neighbourhood in which they are located.
 - (b) Any bed and breakfast operation shall be an incidental and subordinate use to the dwelling's principal residential use.
 - (c) The Village, through its Land Use Bylaw, shall limit the number of guest rooms allowed, the maximum length of stay and the number of meals served at bed and breakfast establishments in order to limit the size of any one establishment and to prevent the unregulated transition of bed and breakfast establishments into boarding houses.

Background: Bed and breakfast accommodation is becoming increasingly popular in Alberta. The Village believes bed and breakfast operations to generally be suitable commercial uses in residential areas, but wishes to ensure that such uses do not become so large that they adversely affect residential neighbourhoods.

9. Through the planting of trees, shrubs and other appropriate landscaping techniques, and through the use of attractive, similarly designed signs, the Village shall improve aesthetics at its western entrance (near the intersection of 51 Avenue and Prospect Drive) and at the primary access to the waterfront (next to the intersection 51 Avenue and 50 Street).

Background: Tourists, shoppers and prospective residents tend to form their initial opinions of a community based on appearance. Thus it is important to pay special attention to aesthetics at entrance ways and key focal points.

10. (a) The Village shall endeavour to work with CN Rail in improving aesthetics along the rail line, particularly in terms of planting a vegetation screen at critical points along the line and general property maintenance.
- (b) The Village shall encourage CN Rail to adopt a high standard of maintenance for its rail yard operation south of 51 Avenue and west of 53 Street. Improvements could include the use of a consistent paint colour for all structures and the organized parking of company and employee vehicles.
- (c) The Village shall endeavour to work with CN Rail to create a foot bridge in conjunction with the rail trestle.

Background: CN Rail's trackage forms a major barrier between the developed part of the Village and the waterfront. Moreover, the rail yard operation and storage area are prominent features when one looks south or west from the Village's commercial area. A higher maintenance standard, some minor improvements to structures and to the organization of the operations yard, and vegetation screening in appropriate locations would go a long way towards improving the appearance of CN Rail's property. Such aesthetic improvements are important if the Village is to take full advantage of its waterfront area.

11. The Village shall generally look favourably upon businesses that would diversify the economic base through use of resources that are unique to Wabamun, and shall support innovative initiatives such as an eco-industrial park on or near the former TransAlta site.

Background: Although the Village's economic development efforts will focus on commercial growth and tourism, the Village will remain open to businesses that may wish to locate in the Village on or near the former TransAlta site.

12. (a) The Village shall look favourably upon home occupations provided that they do not significantly affect traffic flows, unduly interfere with the amenities of a neighbourhood, or materially interfere with or affect the use, enjoyment and value of neighbouring properties.
- (b) Notwithstanding policy element (a), home occupations shall not be allowed if they directly compete with existing commercial uses that are established in designated commercial areas.

Background: Commercial uses in residential areas, generally referred to as home occupations, can be an important component in economic development initiatives since they allow businesses to be started in a relatively low cost environment. On the other hand, they can be a problem if they adversely affect the residential neighbourhood or, because of their lower costs, compete unfairly with businesses in commercial areas. The intent of the above policy is to allow businesses to be started

in the home, but to encourage the relocation of successful businesses into Wabamun's commercial area if they become viable.

13. The Village may consider creating a “business incubator” in order to foster local business. The business incubator would be a municipally-owned facility that gives new businesses the opportunity to rent office space at a moderate rate for a limited period of time.
14. The Village recognizes the importance of regional economic development and supports measures to promote and improve the economic well-being of the Capital Region as a whole.

7.0 Residential Development

The majority of the housing stock (87.8%) in the Village of Wabamun is made up of single-family dwellings, with the second largest (8.2 %) type of housing being apartments. The Village recognizes that a community is made of people from all walks of life, and as such, seeks to provide a variety of housing options in order to attract and retain its residents. The Village supports the expansion of medium and higher density housing forms in order to encourage more affordable housing within the community.

Objectives

- To provide for orderly and properly staged residential growth.
- To enable and encourage a mix of housing that meets life styles, stages in life cycle, income levels and aspirations of existing and prospective residents.
- To allow a full range of housing types in order to meet a broad spectrum of demand while, at the same time, promoting a sense of permanence and enhancing the attractiveness of the community.

Policies

1. The Village of Wabamun desires to provide an environment for young families and retired people to live. To effectively provide housing for this range of residents, the Village will encourage the provision of a range of high quality, aesthetically attractive, and compatible housing types, including affordable housing.
2. To assist with the development of residential areas, the Village will endeavour to ensure that an adequate supply of serviced lots is available for residential development.

3. In its promotional efforts the Village shall make an explicit effort to attract more housing specifically designed and allocated for retired individuals or senior citizens. Such housing development may be privately or publicly funded.

Background: The size of Alberta's older aged population is increasing, and housing specifically designed for this segment of the population will be increasing in demand. The Village wants to establish itself as an attractive community for senior citizens and having such specifically designed housing will be an asset in this regard. The Village recognizes that both market and non-market housing options are key to a healthy community.

4. The Village shall encourage in-filling of vacant, serviced land prior to the development of new areas.

Background: The Municipality incurs considerable costs when faced with under-utilized infrastructure or serviced land, including everything from supplying power for street lights to snow removal. Consequently, the Village will stress the in-filling of existing residential areas prior to allowing developers to prematurely enlarge Wabamun's road network or water or sewer line networks.

5. The Village should require new residential subdivisions to conform to the following design criteria:

- (a) Streets should be designed in a fused grid pattern so as to calm traffic as well as promote safety and pedestrian walkability.
- (b) The Village's trail system should be extended and enhanced in conjunction with any new residential subdivision.

6. The Village shall encourage a range of dwelling and lot sizes, a variety of housing types, and an adequate supply of rental units.

Background: Wabamun recognizes that varied lot sizes can lead to greater affordability and a more inclusionary urban fabric.

7. When subdividing land for residential purposes, developers should make corner lots at intersections wider in order to allow greater housing setback, thereby reducing visual and noise intrusions on such houses and their residents while also providing more room on the lot for private amenity areas.

Background: In many subdivisions, corner houses appear to be squeezed onto their lots with little space for private amenity areas such as a rear yard. The Village wants to avoid this problem.

8. The minimum lot size in new manufactured home subdivisions should be the same as for those in single detached residential subdivisions so that the mobile home lots can be used to easily accommodate framed, single detached dwellings in the future.
9.
 - (a) The Village shall support the use of high quality alternative forms of housing construction, including prefabricated modular homes.
 - (b) In the Land Use Bylaw, the Village shall regulate modular and site-built homes based on their aesthetic appearance.
 - (c) Village Council shall not redistrict (rezone) land in the Land Use Bylaw in order to allow type B single detached dwellings to be located in areas reserved for type A single detached dwellings.
10. The Village shall look favourably upon development proposals which would increase residential densities along 52 Avenue between 50 Street and 52 Street.

Background: The Village wishes to prevent premature development of this area for commercial purposes, preferring instead to increase the residential density and hence the number of people living next to the commercial area.

11. While housing designed for senior citizens is acceptable in any residential area in Wabamun, an effort should be made to locate such housing close to the commercial area or other community amenities in order to reduce walking distances.

Background: Because of Wabamun's small size, distances to the commercial area or other amenities are not generally long. Nonetheless, an effort should be made to keep any housing designed for senior citizens as close to existing amenities as feasible.

12. The Village shall require substantial on-site landscaping of new residential units, in accordance with provisions in the Land Use Bylaw.

Background: New subdivisions look more established if lots are landscaped soon after the dwelling units are constructed and if some trees are planted.

13. The Village may encourage residents to properly maintain and upgrade properties through promotions and friendly competitions, and through enforcement of the unsightly premises bylaw.

Background: In its effort to attract additional residents, the Village will attempt to encourage a high standard of property maintenance. Friendly, community-based competitions have elsewhere proven successful in achieving this end, and the Village will try such measures here. However, where owners are severely negligent and persuasion does not work, more forceful means will be used to ensure an adequate standard of appearance.

14. The Village shall require that all electrical power distribution lines, telephone lines and television cables be placed underground in all new residential subdivisions.

Background: Burial of electrical transmission lines, telephone lines and television cables in residential subdivisions improves safety and the visual appearance of the subdivision. Such burial should be done at the site development stage in order to avoid the difficulty and expense of burying these services at a later date.

15. (a) The Village encourages the development of innovative housing in Wabamun and will evaluate any application to construct such housing on the merits of the proposal.
- (b) Any new innovative housing projects must be tailored to long term community objectives rather than satisfying only short term, expedient interests.
- (c) For the purpose of this policy, innovative housing is defined as housing that does not meet the existing conventional regulations or standards of the Village, but which can be shown to offer advantages over traditional housing types.

Background: Innovative housing can offer the advantage of reduced servicing costs, reduced construction or household operating costs, higher population densities in a more acceptable housing form, and increased safety and privacy of residents. In Wabamun such design might also be useful in dealing with the high water table experienced in some areas.

16. The Village shall develop, where practical, laneless subdivisions for new residential areas. Where a laneless subdivision is developed, subdivisions should be designed in a manner that all services will be placed in the front yard of the subdivisions. Where services are placed in the rear of a laneless subdivision, proper access for right of way maintenance shall be maintained.

Background: Laneless subdivisions are becoming more common in modern urban subdivisions. They have the advantage of providing municipalities with less road to maintain, landowners with a more aesthetically pleasing rear yard area, and developers with more area to develop for residential use. With the area constraints faced by the Village for residential development, it is prudent to utilize laneless subdivisions to maximize the number of residential lots which may be created within a development area.

17. The Village may encourage zero lot line development in conjunction with new laneless subdivisions in order to provide individual homeowners with more useable space on their lot and provide vehicular access to the rear yard of the lot.

18. In new residential development areas, adequate neighbourhood parks and tot lots shall be provided to the size and standards and in the numbers required by the Village. Where a proposed residential area is in close proximity to an existing park, the new residential areas shall be linked to the park area in a manner which is useable for multi-use purposes.
19. Site-built single family dwellings that have been previously constructed and located outside of the Village of Wabamun shall not be allowed to be relocated into the Village. This policy shall not apply to modular homes.
20. In accordance with the regulations in its Land Use Bylaw, the Village shall support the use of secondary suites as a means to provide housing flexibility and increase housing affordability within the community.

8.0 Pedestrian Oriented Commercial Development

The creation of character and a sense of place can greatly increase residents' sense of pride in their community and, in turn, augment quality of life. While the Village seeks to ensure sufficient land is available in suitable locations for commercial development, it is first and foremost committed to prioritizing the Pedestrian Oriented Commercial area as the destination of choice for commercial enterprise.

Objectives

- To promote the creation of a vibrant village centre.
- To promote the waterfront area as a walkable, tourist oriented destination.
- To encourage commercial in-fill and a pedestrian oriented streetscape.

Policies

1. Commercial developments related to tourism shall be encouraged to locate within the waterfront redevelopment area adjacent to the shore of Lake Wabamun.
2. In order to promote and increase the commercial density in the Pedestrian Oriented Commercial area, the following shall apply to this area:
 - site coverage (by a building or buildings, including parking structures and accessory buildings) of up to 100% will be allowed;

- the front of all buildings should be located at the property line abutting the road right-of-way (which accommodates sidewalks), resulting in a consistent frontal alignment of all buildings; and
- while the parking requirements established in the Wabamun Land Use Bylaw must be met, the Village shall allow owners of property in this area to provide any required parking off-site if such parking is located within approximately 100 m of the property owner's commercial development.

Background: The Village wants to create a fairly dense, pedestrian friendly core in its commercial area, and has determined that the 52nd Street area would be the best suited for this. These policies are intended to achieve this end. Notice that regarding the provision of off-site parking, several owners of commercial property could pool their parking requirements in one or several locations provided that appropriate control is established through joint ownership or other means.

3. The maximum height of commercial and residential buildings shall be in accordance with the recommendation of the Village's fire chief, and shall not exceed four storeys.

Background: In order to preserve Wabamun's small town atmosphere, building height will be limited.

4. Mixed commercial/residential buildings shall be allowed provided that the residences are on the upper floors and have a separate entry at the ground floor level from any commercial uses.

Background: This policy is intended to increase the land use and population densities in the Pedestrian Oriented Commercial area, and to allow business operators the opportunity to live above their business if they so choose.

5. To improve the image that is projected by the Pedestrian Oriented Commercial area, particularly along 52 Street, the Village shall undertake a long term program to beautify and add special features to the area. Elements of this program may include:
 - at road intersections, the extension of raised pedestrian areas onto what is now the carriageway, thereby creating 'bulbs' along the sidewalk at street corners;
 - the planting of trees and shrubs, particularly at the intersection bulbs and on the south side of 51 Avenue;
 - the use of small planters for flowers and shrubs;
 - the addition of benches in appropriate locations;
 - the use of a fountain, sculptures or other artistic pieces to create either prominent focal points or more localized features of interest;

- the display of historic photographs and stories of Wabamun and area on signboards incorporated into intersection 'bulb' landscaping or attached to building facades;
- the development of a sign policy for businesses in order to achieve some basic consistency with signage;
- the upgrading of the parking lot south of the intersection of 52 Street and 51 Avenue;
- the reconstruction of sidewalks, when they fall into a state of disrepair, in such a manner that the commercial area is visibly linked (e.g., through the consistent use of paving stones as accents to the pavement);
- the use of common design in street furniture and fixtures, again in order to visibly delineate and link the commercial area; and
- the installation of treed boulevards along 52 Street and 51 Avenue.

Background: The commercial area should be maintained in an attractive fashion in order to create a pleasant environment for people utilizing the area. It is hoped that this will attract more people to shop in Wabamun and make the Village more memorable for tourists. To this end, the Village undertakes to upgrade road rights-of-way and municipal land in the commercial area as finances allow.

6. The Village is committed to maintaining and expanding the central role of the Pedestrian Oriented Commercial area as an attractive focal point for intensive institutional, cultural and social services.
7. The Village should consider preparing an Area Redevelopment Plan for the area of 52 St. between 51 Ave. and 53 Ave. to provide detailed analysis and specific recommendations for redeveloping, revitalizing, and improving the Village Centre.
8. Infill of vacant land and redevelopment of older buildings to higher density use shall be encouraged in the Pedestrian Oriented Commercial area.
9. All public buildings in the Pedestrian Oriented Commercial area shall be encouraged to provide public open space amenity areas which are attractively landscaped and equipped with street furnishings.
10. Government offices and services (e.g., Canada Post) shall be encouraged to relocate or remain in the Pedestrian Oriented Commercial area.
11. Private sector offices should be encouraged to locate in the Pedestrian Oriented Commercial area, rather than in vehicle oriented commercial or industrial areas.

12. Private developers and owners of vacant land in the Pedestrian Oriented Commercial area should be encouraged to develop the land for mixed use purposes, in accordance with the regulations of the Village's Land Use Bylaw.
13. Within the Pedestrian Oriented Commercial area, both vacant land and residential land will be developed or re-developed before expansion of this designation is considered.
14. Future expansion of the Pedestrian Oriented Commercial area should occur on 51 Ave. between 52 St. and 53 St. and 52 Ave. between 51 St. and 52 St.

9.0 Vehicle Oriented Commercial Development

Wabamun's position near the outer edge of the Edmonton metropolitan area has both positive and negative implications. The Cities of Spruce Grove and Stony Plain are major competitors with Wabamun's commercial sector; these Cities' larger market area populations allow them to offer higher order goods and services than can Wabamun, making them attractive shopping destinations.

The majority of commercial outlets in Wabamun are located along the east side of 52 Street, between 51 and 53 Avenues, with fewer businesses situated along the north side of 51 Avenue between 50 and 52 Streets. Additionally, some new commercial enterprises have become established along 50 Street, between 50 and 51 Avenues.

As well, proximity and accessibility to Highway 16 provide the opportunity for additional vehicle oriented commercial development adjacent to the Highway. As a result, a Vehicle Oriented Commercial designation is located adjacent to the Highway. An Area Structure Plan will be developed for this area in consultation with Alberta Transportation and Parkland County before any commercial development occurs on these lands to deal with the development issues that may be relevant to this area.

The creation of character and a sense of place can greatly increase residents' sense of pride in their community and, in turn, augment quality of life. While the Village shall ensure sufficient land in suitable locations is available for commercial development and light industrial development, it is first and foremost committed to prioritizing the Village Centre as the destination of choice for pedestrian-oriented commercial enterprise.

Objectives

- To concentrate commercial activity along those roadways where such activity is already prominent.

- To create conditions that are conducive to intensification of the Village's commercial area.
- To provide an efficient and attractive commercial area.
- To integrate the existing commercial area with the new waterfront redevelopment area.

Policies

1. (a) With the exception of gas bars or service stations, on-site parking associated with new commercial buildings shall be located at the side or rear of such buildings.
- (b) Notwithstanding the location of on-site parking, the main doors of any new commercial building shall front onto the street.
2. Manufactured buildings which are portable shall not be allowed. New commercial buildings shall be of concrete, brick, steel or wood frame construction, assembled on site.

Background: There are several manufactured (prefabricated) buildings in Wabamun's commercial area. Although these portable structures were important in the earlier growth of the community, a more permanent look to the commercial area is now desirable. Existing manufactured buildings will be removed through the process of attrition.

3. If a group of commercial-area businesses initiate a Council approved improvement scheme involving privately owned lands or buildings, the Village shall be proportionately responsible for any improvements required on municipally owned land that is included in the scheme. Contributions by the Village in this event shall not, however, exceed those of the private sector.

Background: While the Village intends to improve aesthetics in the commercial area over time as finances allow, business owners may wish to hurry this process along with their own improvements. Where the private sector makes a concerted effort in this regard, the Village will match the private sector effort on land that it owns or controls.

4. The Neighbourhood commercial form of development shall not be allowed in Wabamun.

Background: The Village recognizes that mixed-use zoning in large urban centres is important in order to reduce reliance on motor vehicles and promote a more cohesive community. However, in a small urban area such as Wabamun, all of the residential districts are in walking distance of the commercial use area. As a result, allowing commercial enterprises to locate outside of the commercial district will detract from

the Village's policy of creating a central, pedestrian-oriented village centre. Development of convenience stores or similar businesses in residential areas (i.e., neighbourhood commercial uses) can reduce the viability of businesses established in the commercial core, especially in a small community. For this reason and because the commercial area is relatively close to all residential areas in Wabamun, it is felt that there is no need for a neighbourhood commercial store at present or in the foreseeable future.

5. Any necessary service roads will be supplied by the developer as part of all Vehicle Oriented Commercial developments.
6. Any applications for Vehicle Oriented Commercial development will be examined by the Village in respect to access, circulation, parking, and signage.
7. Before any commercial development occurs in the Vehicle Oriented Commercial area designated adjacent to Highway #16, an Area Structure Plan will be developed for this area in consultation with Alberta Transportation and Parkland County. Among other matters, this Area Structure Plan will clearly articulate future land uses, and the visual impact of development in the area in relation to the Highway, and deal with potable water supply, storm water management, sanitary sewage disposal, and roadway access matters, including the use of the old coal haul road which travels under Highway #16 from the area within the Village to old, reclaimed mine lands north of the Highway.

The Area Structure Plan for the lands within the Village may be developed in conjunction with the establishment of an Area Structure Plan for the lands within Parkland County which lie north of Highway #16.

10.0 Industrial Development

Industrial development in Wabamun has been dominated by the TransAlta power plant for the latter half of the twentieth century and into the twenty-first. The decommissioning of the power plant will create an unprecedented land use planning opportunity and challenge for the Village. Due to the lack of other industrial land within the Village, Wabamun's plan is to redevelop the former TransAlta site as an industrial park.

Objectives

- To encourage the development of suitable industries in and around Wabamun.
- To provide sites within the Village for light industrial uses that are beneficial to the local economic objectives.

- To ensure that all industrial development in Wabamun is of a high standard and is compatible with local infrastructure with other land uses.

Policies

1. Surveillance suites may be allowed in an industrial area. Prior to considering the approval of a surveillance suite on a lot, the Development Authority shall consider the impacts of the proposed dwelling on existing and future surrounding land uses.

Background: It is important to maintain the overall industrial character of an industrial area and as such, prevent incompatible development which may have an adverse impact on future industrial growth.

2. Industrial development shall conform with the following performance criteria:
 - (a) Normal use of the site shall be such that it does not unduly interfere with the surrounding land uses by way of noise, dust, vibration, harmful or objectionable odours or emissions, or excessive lighting.
 - (b) Industrial discharge into the municipal sewer system shall be non-hazardous and at a rate that will not over-burden the system.
 - (c) Open storage areas that are adjacent to residential land uses shall be adequately screened from view.
 - (d) Developments shall be designed and landscaped and maintained in such a manner as to project a positive image and to contribute to local tourism development objectives.

Background: Although there may be a need to allow for light industrial uses to occur in Wabamun, negative impacts of such development on the residential and recreational aspects of the Village must be minimized. Aside from providing services to area residents and businesses, it is also expected that any development along the south side of 51 Avenue will contribute towards achieving a more attractive streetscape.

3. Vehicular and pedestrian circulation patterns and facilities, landscaping, waste collection, and other aspects of individual industrial and commercial developments in proximity to one another shall be co-ordinated.
4. The Village will endeavour to ensure an adequate supply of industrial land is available to meet future demand.

5. The Village will take advantage of any Provincial and Federal programs and incentives to assist industrial development by attracting suitable new industries and by encouraging local industries and businesses to expand.
6. Industrial subdivision plans should contain a variety of lot sizes and configurations appropriate to anticipate industry demand.
7. Adequate on-site parking and loading facilities shall be required for Commercial and Industrial development. The Village shall encourage parking areas to be landscaped with an area of low shrubs or suitable foliage at least ten feet wide between every two rows of spaces. This area shall include a pedestrian walkway at least four feet wide for pedestrian safety. Crosswalks and walkways at regular intervals should connect this strip to building entrances. Applicants are encouraged to utilize permeable pavement and other low-impact techniques suitable for cold climates for on-site water recharge in parking lot design.
8. Adequate buffering may be required where industrial parcels abut roadways, municipal reserves, and non-industrial lands.
9. Industrial subdivisions along arterial roadways and proposed arterials shall be required to provide adjacent service roads.

11.0 Community Lands

Community Lands include open spaces and natural areas, parklands and community facilities such as schools. Open space and parkland include schools, parks, arenas, playgrounds, sports facilities, campgrounds and picnic areas, natural areas, and various other public and quasi-public recreational or cultural facilities. More specifically, ‘open space’ refers to any municipally-owned natural open space including lakeshores, nature reserves and hazard lands (such as steep slopes and flood plains). By contrast, ‘parkland’ refers to land set aside by a municipality specifically to be part of a public park, whether for active or passive recreation.

The provision of open space and parkland for the residents of Wabamun is very generous. The Village has over 25 ha of open space currently designated as school grounds or for public recreational use. Wabamun Provincial Park is immediately adjacent to the Village on the east side, and directly south of the power plant is a natural area of more than 80 acres owned by TransAlta and used by local residents for recreational purposes.

The average open space provision for urban municipalities in Canada is 2.8 ha/1000 population.⁵ Based on such a standard, Wabamun residents would have only 1.65 ha instead of the 25 ha they now enjoy. Traditional standards of measuring open space have the

⁵ Lois, Lindsay (2004) “Green Space Acquisition and Stewardship in Canada’s Urban Municipalities.” Evergreen Common Grounds.

advantage of being simple and measureable. However, they do not take into account the complexities of urban open space, such as the quality of the landscape design, ecological health and biodiversity, the appropriateness of design for diverse user groups, interpretive and educational programming, and the amount of green space in the surrounding region. As such, it is the intention of the Village of Wabamun to promote high quality active and passive recreation options as well as continuing to preserve natural green space.

Almost two-thirds of all public open space in the Village is along the lakeshore, and much of this is wetland. Although some of the area at the end of 50 Street has been reclaimed for the development of a picnic area, beach, and marina, the bulk has been left in a natural state as a waterfowl habitat. There have been some discussions regarding the development of the wetland areas into a formal bird watching facility. This proposal, developed in conjunction with other lakeshore improvements, could be a significant recreational asset for the community.

In addition to a generous supply of open space, the Village also has a fairly good provision of recreational facilities. The major recreation area, together with the school grounds, includes three baseball diamonds, two tennis courts, a children's playground and the arena. In addition, there are four other playgrounds, two picnic areas and miles of trails that can be used for nature walks, skiing or fitness programs. A commercial bowling alley with 6 lanes is operated by the local Lions Cub. A new 10 ha ball diamond and soccer pitch facility has been completed.

The protection of green space and parkland is a key element of the Smart Growth movement. Green space protection contributes to the sustainability and livability of a community by improving health, sense of place and ecological functioning.

Although it is not yet fully developed, the potential for further recreational facilities on the lakeshore is considerable. Already there is a beach, spray park, picnic facilities, a large pier and a 96 slip marina.

Objectives

- To enhance the recreational capability of the Village for residents and visitors.
- To more fully utilize the recreational potential of Wabamun's lakeshore areas.
- To ensure an adequate provision of suitable land for future school and public recreation use.
- To encourage cooperation and sharing of recreational facilities in and around Wabamun.

Policies

1. The Village of Wabamun will encourage all development to be located in areas which are compatible with the natural environment and surrounding land uses.

2. The Village, in planning future growth areas, shall maintain an adequate buffer area between environmentally significant areas and future development areas. Unless unique site requirements determine otherwise, proposals for subdivision and/or development should conform to the Alberta Sustainable Resource Development and Environment Land Conservation Guidelines so far as they pertain to setback requirements from valley breaks, ravines and watercourses. Prior to considering the approval of any development permit, the Development Authority may require a soil analysis. At the sole discretion of the Development Authority, additional setbacks may be required as a condition of any development permit.
3. The Village will encourage existing development to be maintained and operated in a manner which is compatible with the long term environmental goals of the community.
4. Council will continue to encourage the careful development of Wabamun's lakeshore areas as a day use recreational facility.

Background: Wabamun's future as a regional tourism center depends largely on development of its waterfront. It is important that existing habitats be preserved as waterfowl viewing is a key component of the local tourism development strategy. The creation of a 98 slip marina has attracted new visitors to the Village of Wabamun Building upon the success of this initiative will remain a key element of the community's economic growth strategy.

Careful planning, good design and controlled development should be able to accommodate natural habitats as well as other the facilities necessary to attract tourists.

5. As the population of Wabamun increases, Council will ensure the provision of enough suitable land to meet local recreational demands.

Background: Regional tourism is likely to place additional recreational demands on facilities which now are enjoyed only by Village residents. Use of such facilities will be further threatened by an increase in population. Although the Village has a generous amount of open space, they should consider the need for future parks and school grounds and secure either land or money-in-lieu whenever a major subdivision occurs.

6. Council will continue to encourage involvement of local volunteer groups and service clubs in the provision and maintenance of recreational facilities and programs.

Background: The contributions of volunteers and service organizations in providing recreational facilities and programs should not be under-estimated. Not only do these groups offer an important resource to the community, but they also help to

foster a greater sense of community pride which is reflected in the overall image of the Village.

7. Council will continue to endorse the principle of coordinated regional recreational services, and shall encourage Parkland County to provide adequate boat launches adjacent to Lake Wabamun.

Background: The distribution of people in the region around Wabamun makes it advantageous to have shared recreational services where possible. The population of the Village alone could not easily support the costs of a swimming pool; however, the regional population may be enough to make such a facility viable. Cooperation between the Village and surrounding municipalities is necessary in order to provide maximum recreational benefits to local residents.

8. Reserves may be acquired in all instances where such acquisition is possible under the Municipal Government Act, 2000. At the discretion of the Village of Wabamun, reserve allocations may be deferred until such time as the reserve land is required for development.
9. The Village will not accept land for municipal, school and/or municipal and school reserve purposes which are not considered developable for municipal and public facilities.
10. As part of the subdivision process, the Subdivision Authority may require Environmental Reserve (ER) to be provided in accordance with the provisions of the Municipal Government Act.
11. Where land identified for Environmental Reserve is to be left in its natural state and is not subject to municipal improvements or development, the Village may consider an Environmental Reserve Easement as an alternative to the creation of an Environmental Reserve lot.
12. School Reserves may only be taken upon request of the Parkland School Division and after consideration by the Subdivision Approving Authority.

12.0 Infrastructure

Wabamun is one of many small communities in the Edmonton area.

Transportation systems play a vital role in determining the shape of the community and the utilization of land. There are essentially four components to the transportation network in Wabamun; roadways, pedestrian walkways, the railway, and the waterway. While the Village understands the importance of supporting transit service in various forms, due to its small size there is currently no need for an intra-urban transit system. However, the Village supports the provision of a regional, interurban transportation system.

Wabamun is well served by the Provincial highway system, having direct access onto highway #16, which defines the Village boundary on the north side. The approach road and high grade interchange allow for a reasonable traffic volume. Additional access to Highway #16 is provided via the lakeshore road to the west of town.

Adequate vehicle transportation systems are a vital tool for economic development, as they play an important role in expanding and shaping the built environment in all communities. Because it is small in size, the Village of Wabamun is also uniquely poised to create a walkable community that facilitates the safe and efficient movement of pedestrians. Existing and proposed roadways together with a proposed trail system are shown on the Transportation Plan **Map 3**.

The construction of roads is a huge financial burden for communities of all sizes. Wabamun's development authority must be responsive to transportation problems given the extensive costs. Infrastructure considerations must be included in the planning process since it leads to the most economically feasible solutions. In addition to providing a safe and efficient road network, it is critical to link new and old infrastructure systems together and create opportunities for multi-modal transportation.

Pedestrian walkways have been established throughout the Village in the form of concrete sidewalks along most block faces and as informal asphalt footpaths in recreational and natural areas. There is a pathway linking the Village with the Provincial Park to the east. Wabamun's proximity to the Provincial Park suggests that a more formal transportation link may be warranted. It is important for pedestrian linkages to facilitate access not only to recreational opportunities but also to function as a viable option for day to day transportation.

Wabamun is located on the CN mainline between Edmonton and Jasper, AB and although the Village does not benefit from any rail service at this time, access to such service may prove to be very beneficial in the future.

Objectives

- To encourage the development of a safe, attractive and efficient transportation system for the movement of people and goods in and around the Village.
- To recognize and protect the functions of the Yellowhead Highway and the CN Rail line as important transcontinental routes.
- To encourage the development of Wabamun's waterfront as a safe and effective docking facility for boat traffic.
- To enhance the link between the Village of Wabamun to Wabamun Provincial Park through a formal road and/or multi-use linear pathway.

- To ensure that the people of Wabamun continue to have a sufficient supply of potable water at a reasonable cost.
- To ensure that any extension of water or sewer services outside the Village will not result in any additional cost to the local taxpayers.
- To plan for cost-effective maintenance and expansion of utility systems to meet future demands.
- To ensure that the requirements of Alberta Transportation with regard to highway access management are met.

Policies

1. All roads will be developed in accordance with the concepts illustrated in **Map 3**.

Background: The Transportation Plan was developed in 1998. However, it remains useful as a guide for establishing a road pattern and a hierarchy of roads in the Village of Wabamun. The Transportation Plan ensures that future development will have appropriate road access and that the impact of traffic on local residents and businesses will be minimized. Furthermore, defining categories of roads may help in determining future road budgets and maintenance programs.

2. The Village will endeavor to have all arterial roads upgraded and maintained at minimal cost to the local taxpayers.

Background: Arterial roads generally serve more than just local needs and the costs should therefore also be shared. The Summer Villages of Lakeview and Point Alison, as well as some areas west of the Village rely on road access through the Village. Costs associated with the upkeep of these arterials should be shared with Parkland County, where warranted.

3. Only arterial roads will be designated as truck routes.

Background: Heavy truck traffic on residential roads can be both bothersome and hazardous, not to mention the road damage that can occur. Such traffic must have access to the Village, but should be restricted to as few roads as possible, minimizing negative impacts on the community.

4. Concrete sidewalks, curbs and gutters and paved road surfaces will be considered the standard for all future residential subdivisions. Additional development standards will be required to be submitted by a developer prior to development and shall be subject to review by the Village's engineers.

Background: In 1982 Wabamun initiated a paving program which still establishes the standard for all roads in the Village. All future developers should be aware that they are responsible for meeting this standard.

5. The Village shall encourage the concept of developing and promoting the Lakeshore road as a scenic alternative to Highway No. 16.

Background: The existing road along the north shore of the lake provides a potentially good scenic drive which at present is used quite extensively by local traffic. Proper signage and some appropriate roadside development could transform this road into a significant feature for tourists. The Village looks forward to working cooperatively with Parkland County to enhance and promote this scenic alternative to Highway No. 16.

6. The Village shall encourage the continued development of pedestrian walkways as part of a balanced transportation system. In addition, the Village shall encourage the development of pedestrian facilities. This may include the inclusion of privies and rest areas in designated areas along the trail system.

Background: Good pedestrian circulation throughout the Village is essential as an alternative to vehicular transportation. The alignment and design of sidewalks and footpaths contributes a great deal to the quality and utility of the entire system and should not be considered in isolation. The development of a pedestrian system that encourages people to walk can enhance the quality of life for residents and reduce some of the impacts of vehicular traffic. There have been suggestions to incorporate such features as measured walks and fitness courses into the pedestrian system. The installation of street furniture and rest areas can further improve the pedestrian environment and increase use of the system.

7. The Village shall endeavour to make all public areas easily accessible for the physically disadvantaged.

Background: Recognizing the special needs of the physically disadvantaged, the Village should develop a transportation system that allows easy access to all public areas and facilities. Curb cuts, gentle grade changes, textured surfaces, handrails and audible crossing signals are just some examples of devices which can help in this regard.

8. The Village shall endeavour to establish a permanent, hard surfaced pedestrian and bicycle link with Wabamun Provincial Park.

Background: An informal pathway linking the Village and the park has existed for some time. In addition, there is a road access which is currently closed off with a fence. If the Village is to assume a greater role as a service center, there will be more demand for a permanent access so that visitors to the park can easily take advantage of the facilities in the Village.

9. The Village supports the provision of a public regional, interurban transportation system. Council will encourage the provision of improved bus and rail services to the Village.

10. The Village shall endeavour to accommodate boat traffic through the provision of convenient docking facilities and a safe, attractive pedestrian link across the railway tracks.

Background: Wabamun's location and its role as a regional service center suggest that there will likely be some increase in summer boat traffic between the Village and other settled areas around the lake. Good docking facilities and easy access to services will help the Village to capitalize on this transportation mode.

11. The Village shall not make its utility services available outside the municipal limits if such action results in any additional cost to local taxpayers.

Background: Being situated between two Summer Villages, there is a possibility that the Village will be approached in the future, to provide services to these areas. If such an agreement is ultimately struck, any changes to the system required to accommodate the additional users should not be paid for or subsidized by the taxpayers of Wabamun.

12. All future subdivision and development shall be contingent on the logical and economic expansion of the utility systems.

Background: The suitability of land for development, especially any major expansion, should be decided by the Village, not the developer. Although it may be possible to service and develop a particular parcel of land, it may not be in keeping with Village objectives regarding the staging of expansions to its utility systems.

13. Developers shall be directly responsible for the costs of all utility services for their developments.

Background: When a parcel is developed, the developer must install the on-site servicing to connect with the public utilities. In addition, if the public infrastructure is not in place, the developer is responsible for extending it to the site. If the public infrastructure is already there, the developer must pay an appropriate share of the installation costs.

14. All future development shall be phased to guarantee the orderly extension of trunk storm and sanitary sewers and potable water supplies.

15. Further urban development in a development area shall not be permitted if the municipal sewage disposal and water supply systems are not capable of providing sufficient capacity.

16. Applications for subdivision and/or development that are within 0.8 km (0.5 mile) of the boundary of the right-of-way of Highway No. 16 shall be circulated to Alberta Transportation for review and comment.

13.0 Sour Gas Policy

The Village of Wabamun acknowledges the requirements of the Municipal Government Act regarding the establishment of a policy related to subdivision and development on proximity to sour gas facilities.

Currently and historically, the Village of Wabamun has not had any petroleum exploration facilities of any kind. For this reason, a detailed policy on sour gas facilities is not determined to be necessary by the Village.

Notwithstanding the above, where a proposed subdivision or development is in close proximity to a sour gas or any other petroleum facility, the application will be forwarded to the Energy Resources Conservation Board (ERCB) for their comment and review. No subdivision or development will be approved by the Village of Wabamun unless it conforms to ERCB regulations and those described under the Municipal government Act and its regulations.

14.0 Social Development

1. The Village of Wabamun Council recognizes the efforts of the volunteer community in the Village in promoting and realizing economic and community growth. Their ongoing participation in the growth and development of the Village will be encouraged.
2. Along with community involvement in the development of the Village, Council will ensure that all development and redevelopment will be of a high quality to maintain growth and the community's appearance as an attractive place to live and work.

15.0 Environmental Management

The Village of Wabamun is committed to preserving important environmental features and enhancing the urban environment through the use of planted vegetation within the Village limits. Increasing the amount of urban vegetation is both sound environmental and aesthetic policy: vegetation has the ability to reduce storm water run-off and reduce energy consumption through shading, wind protection, decreased irrigation and water consumption. Further, increasing the vegetative cover is a simple way to enhance the visual aesthetics of

the Village – particularly in new residential developments – and thereby make Wabamun a more amenable place to both live and work.

Policies

1. The Village will encourage new developments to protect special natural features and incorporate them into the design of the development, particularly in regard to environmentally sensitive land along the lakeshore.
2. The Village will consider assisting community groups facilitate the provision of receptacles for recycling, composting and/or diverting organic material from the landfill.
3. Developers, businesses and residents shall be encouraged to adopt energy saving measures such as:
 - investing in proper insulation and weatherization products,
 - properly maintaining and upgrading heating, ventilation, and air-conditioning (HVAC) systems can help save money and increase comfort,
 - installing double-paned, gas-filled windows with low-emissivity (low-e) coatings to help reduce heat loss,
 - installing low flow toilets,
 - replacing 25% of incandescent lights with lights that have energy saving properties, and
 - shopping for appliances with the ENERGY STAR® label.
4. The Village may undertake regular ‘energy audits’ of Village controlled buildings and consider implementing ways to reduce municipal costs, e.g., Village vehicles and equipment, street lighting, heating, ventilation and electricity.
5. The Village will consider acquiring and selling rain barrels to Village residents at cost.
6. Residential developers shall provide at least two trees of an approved species per internal residential lot and five trees per corner lot, to be planted in the front yard, boulevard, or street right of way.
7. Industrial developers shall provide at least five trees of an approved species to be planted in a location deemed suitable by the Village.
8. Trees and shrubs (a mix of low maintenance species) shall be planted in various locations around the perimeter of the recreation complex at the time of its development adjacent to the school and football fields in the southern portion of

Wabamun. This will increase the tree canopy in the Village and improve the appearance of the large recreational parcel of land.

16.0 Implementation and Review

1. Pursuant to the Municipal Government Act, this Plan shall be adopted by the Village of Wabamun as their Municipal Development Plan. Subdivision and development of lands within the Village of Wabamun by the municipality and the general public shall be in accordance with the provisions of this Plan. Council shall encourage the provincial and federal governments to have regard to the provisions of this Plan in the subdivision and development of Crown lands, and the formulation of provincial and federal policies and programs within the Village of Wabamun.
2. The planning process must include and involve neighbouring municipalities. To that end, the Village of Wabamun will actively consult with Parkland County during the consideration of amendments to this Plan, amendments to the Land Use Bylaw, proposed subdivisions, or significant discretionary development permits when the proposal is in close proximity to the County or when, in the opinion of the Village of Wabamun, the proposal may impact the County, in order to obtain the County's views on the proposal. The approving authority will give careful consideration to any matters raised during this consultation; however, the Village of Wabamun will not be bound by the recommendations of the County.
3. A new Land Use Bylaw was prepared concurrently with this Plan. Both this Plan and the Land Use Bylaw are to be used when decisions on the subdivision, use and development of land are made.
4. The Municipal Government Act outlines the procedure for an amendment to the Municipal Development Plan. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the plan goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the Plan's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
5. Planning is a continuous process and it is important that the Municipal Development Plan be monitored, reviewed and updated in order to ensure that the planning needs of the Village are being met. A review may be appropriate when:
 - (a) changes in economic, social or technical developments occur,
 - (b) a new Council is elected,
 - (c) an amendment to the plan is made.

A review should be undertaken at least once every five years.

6. Land use designation boundaries in this Plan may be considered to be approximate except where such boundaries coincide with roads, quarter section lines, valleys, rivers or other clearly recognizable features. Otherwise, minor boundary deviations may be permitted without an amendment providing that the intent of the Plan is not altered.